

400 Washington Avenue, Room 221
Towson, Maryland 21204



Office (410) 887-3193
Fax (410) 887-4621

OFFICE OF THE COUNTY AUDITOR INTEROFFICE MEMORANDUM

TO: All Council Members
FROM: Lauren M. Smelkinson, County Auditor *LMS*
DATE: September 8, 2014
SUBJECT: Addendum to Council Meeting Notes

Please find attached an addendum (FM-6) to the Council Meeting Notes issued September 4, 2014.

This item will be discussed at the September 9, 2014 work session for the September 15, 2014 Council meeting.

Attachment

cc: notes distribution list

FM-6 (Contract)

Council District(s) 4

Department of Permits, Approvals and Inspections

7500 WINDSOR MILL ROAD

The Administration is requesting approval of a contract not to exceed \$372,063 to acquire property totaling 0.062 acre to be used for the widening of Rolling Road in Windsor Mill. Yong Park and Soon Hee Park currently own the property, which is located at 7500 Windsor Mill Road. The property is zoned BL (Business Local) for small scale commercial purposes. The acquisition will be used for highway widening and a temporary construction area. Acquisition costs include compensating the sellers for demolition and reconstruction work on the existing retail dry cleaning facility. See Exhibit A.

Fiscal Summary

Funding Source	Negotiated Land Purchase Price	Negotiated Compensation for Improvements	Maximum Contract Cost
County ⁽¹⁾	\$ 46,454 ⁽²⁾	\$ 325,609 ⁽³⁾	\$ 372,063
State	--	--	--
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 46,454</u>	<u>\$ 325,609</u>	<u>\$ 372,063</u>

⁽¹⁾ Capital Projects Fund.

⁽²⁾ Negotiated land purchase price is \$4,650 above the appraised value of \$41,804 to pay seller's mortgage noteholder's attorney fees and expenses related to this transaction.

⁽³⁾ Maximum negotiated compensation for improvements, including \$42,471 in construction contract contingency allowance.

Analysis

Robert W. Kline, staff appraiser, completed an appraisal of the property in October 2011, recommending a value of \$41,804 for just compensation for the acquisition of the land only. After review and analysis, Delores Ruhl, review appraiser, concurred with the appraisal,

recommending the respective amount as just compensation for the acquisition of the land only. The Department of Permits, Approvals and Inspections – Real Estate Compliance Division advised that the County reached a negotiated settlement price with the property owners, their mortgage noteholder, and their construction contractor of \$372,063 that included \$46,454 for the property acquisition (adjusted from the 2011 appraisal to include \$4,650 for the mortgage noteholder's related attorney fees and expenses), \$283,138 for demolition and relocated improvements, and \$42,471 in construction contract contingency allowance.

The 0.062-acre property to be acquired is part of a 0.19-acre parcel that is improved with a one-story, detached block commercial building with a macadam parking lot that supports the operation of a retail dry cleaning store. The property acquisition will necessitate the modification of the building, including the removal and relocation of storage areas from the east side of the building next to Rolling Road to a newly constructed addition to the back of the building.

The Department advised that 129 acquisitions are needed for this project, 83 of which require Council approval. As of September 2, 2014, the Council has approved 36 property acquisitions and 2 condemnations for this project. The Department also advised that a total of 74 properties still need to be acquired for this project, of which 45 will require Council approval, not including this acquisition.

The widening of Rolling Road consists of two phases: Phase I is from Orchard Avenue to Windsor Mill Road; Phase II is from Orchard Avenue to Liberty Road and Windsor Boulevard to the south side of Windsor Mill Road. Estimated project costs total \$13 million, including \$10 million for construction (\$5 million each for Phases I and II). As of August 25, 2014, \$2,769,412 has been expended/encumbered for this project, excluding the cost of this acquisition. The Department advised that an anticipated construction date is not currently available.

County Charter, Section 715, requires Council approval of real property acquisitions where the purchase price exceeds \$5,000.

EXECUTIVE SUMMARY

PROGRAM TITLE: Rolling Road

PROJECT NO.: 205-0232-0009

FISCAL MATTER: Contract of Sale

PROPERTY OWNERS: Yong Park and Soon Hee Park

PROPERTY INTERESTS TO BE ACQUIRED: Highway Widening Area containing 0.042 acre (1,814 sq. ft.)
Temporary Construction Area containing 0.020 acre (862 sq. ft.) +/-

LOCATION: 7500 Windsor Mill Road
Windsor Mill, Maryland 21244

CONSIDERATION \$372,062.70 (which includes \$46,454.00 for the purchase price, \$283,138.00 for demolition and relocated improvements, and an additional 15% of the Relocation Estimate in contingency funds equaling \$42,470.70).

PURPOSE OF PROJECT: To acquire a portion of a parcel of land and the necessary easement for the widening of Rolling Road.

LIMITS OF PROJECT: PHASE I - Orchard Avenue to Windsor Mill Road
PHASE II - Orchard Avenue to Liberty Road and Windsor Boulevard to Windsor Mill Road

Prepared by: Department of Permits, Approvals &
Inspections